



BELGRAVE COURT,  
74A NEW BRIGGATE,  
LEEDS, LS1 6NU

£225,000

1 Bedroom Flat

EPC Rating: D

LINLEY &  
SIMPSON

Forming part of the bespoke development of Belgrave Court, is this beautifully presented, 1 bedroom, 2nd floor apartment.

Set over two floors, the living area is light and bright, with bags of character - including original structural beams and exposed brickwork.

The fitted kitchen is high gloss and comes complete with integrated appliances, sparkling black quartz work tops and recessed feature lighting.

The Vendor informs us of the following 2022 charges:-

Ground Rent - £150pa / Service Charge - £2,439pa (to cover the external decorating) / Buildings Insurance £765pa / Lease Term - 999 years from 2014.

Please note that there is no lift.

### **THE DEVELOPMENT:-**

Belgrave Court is a beautiful grade II listed former medical building, located on the corner of New Briggate and Vicar Lane. It has been carefully converted into 7 very large and individual apartments, all of which retain many original features, including cornicing, beams and fireplaces. This imposing building, with stone pillared entrance, is dominated by its large arched sash windows, intricate stone detailing and roof top turrets.

This property is well positioned for easy access into and out of the city centre, as well as the popular independent bars, shops and restaurants this trendy area of Leeds has to offer.

### **ENTRANCE HALL:-**

Upon entering the property, to the right is a stunning bathroom, to the left a characterful bedroom and straight ahead is a large storage/cylinder cupboard. Interestingly stairs lead up to the living quarters.

### **BEDROOM:-**

The bedroom, complete with its beautiful papered feature wall, again has bags of character - including exposed beams and vaulted ceilings fitted with Velux roof windows. The room allows for a king-size bed, side tables and a large chest of drawers - with the raised wardrobe area providing both hanging space and additional storage.

### **BATHROOM:-**

The bathroom is beautifully finished - encompassing moss green subway style tiles and the 3 piece white suite including, a mixer controlled shower over bath, square sink with storage, large wall mirror and chrome heated towel rail.

### **STUDY/GUEST AREA**

Off the open plan living space and forming its very own deck, is a large study/occasion guest area. It has a fantastic feature beam running through, fitted with bespoke shelving and built-in storage. A Velux roof window floods the space with light, and also offers fabulous views towards the stone turrets outside.

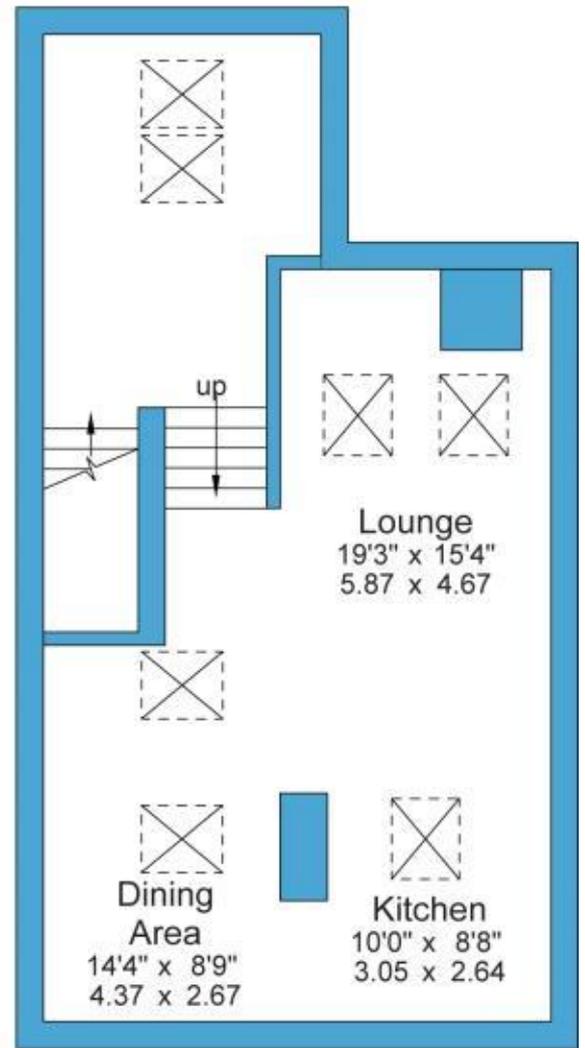
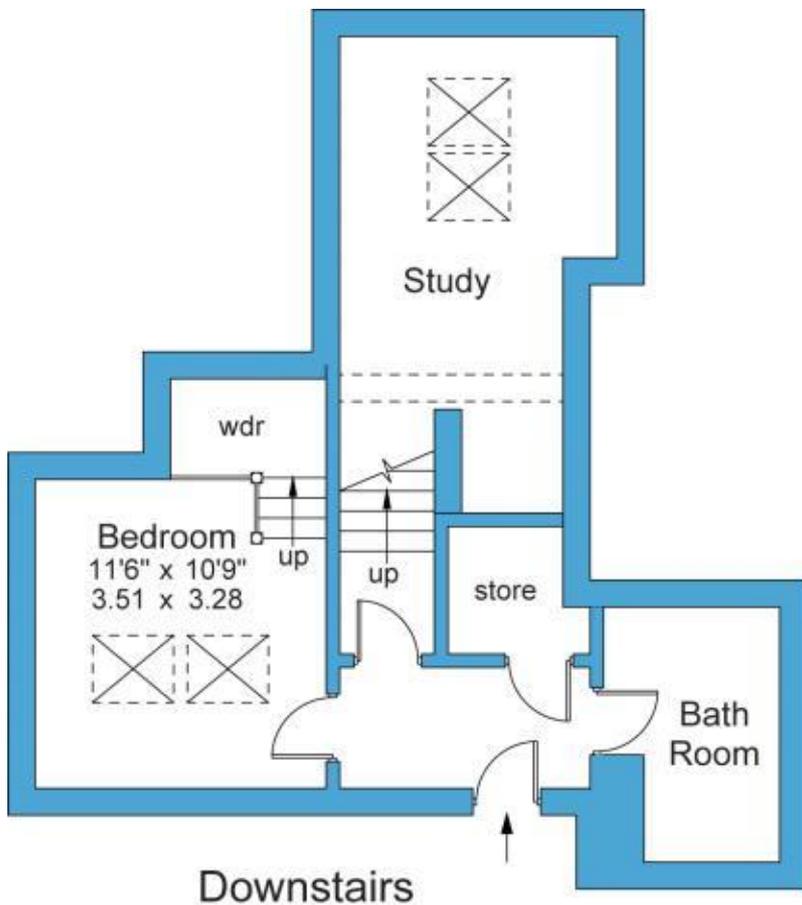
### **LIVING SPACE:-**

Needless to say, the character continues here - with an abundance of exposed beams, open brickwork and a multitude of Velux roof windows. Two exposed chimney stacks make great backdrops, lit nicely by the recessed LED lighting.

### **KITCHEN:-**

The large recessed kitchen boasts white and stone coloured, soft close gloss wall and base units, finished off with stunning black quartz work tops and feature low level lighting. Built-in appliances include, a washer/dryer and stainless steel electric and halogen hob with extractor over.





For illustrative purposes only. Not to scale.

Upstairs

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92-100) <b>A</b>			(92-100) <b>A</b>
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>	63	63	(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>
			EU Directive 2002/91/EC

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

AGENTS NOTES:

Referral fees:

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing: We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member. Mortgage Advice Bureau (MAB): We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.